

## \$120,000 - 301 10138 116 Street, Edmonton

---

MLS® #E4454478

**\$120,000**

1 Bedroom, 1.00 Bathroom, 580 sqft

Condo / Townhouse on 0.00 Acres

Wāhkwāntāwin, Edmonton, AB

Turn-Key, affordably priced, one-bedroom condo, with beautiful views of the boulevard tree canopy and downtown! This TOP FLOOR condo features vaulted ceilings, a private deck, and a wood-burning fireplace. The adorable kitchen features updated cabinetry, solid wood countertops, newer appliances, a cabinet-front dishwasher, and a pass-through to the dining area. The unit is light and airy, freshly painted, with new luxury vinyl plank flooring, in-suite laundry, and an updated full bathroom. The unit has an in-suite storage room and a secondary storage locker just down the hall. Located in the heart of walkable Oliver(Wāhkwāntāwin), with plenty of fantastic restaurants, coffee shops, and shopping. If you're in the mood for adventure, you can grab a Lime scooter and explore the city. This unit comes with 1 exterior stall, but the building has underground parking! Condo fees include everything except power, providing peace of mind and ensuring a hassle-free lifestyle!



Built in 1979

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4454478  |
| Price    | \$120,000 |
| Bedrooms | 1         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 580                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 301 10138 116 Street |
| Area        | Edmonton             |
| Subdivision | W&hkw&nt&win         |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1V8              |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Off Street Parking, Deck, Vaulted Ceiling, Vinyl Windows, Storage Cage |
| Parking   | Stall                                                                  |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Combination                                           |
| # of Stories | 3                                                                |
| Stories      | 3                                                                |
| Has Basement | Yes                                                              |
| Basement     | None, No Basement                                                |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Fiber Cement                    |
| Exterior Features | Back Lane, Shopping Nearby, View City |
| Roof              | Tar & Gravel                          |
| Construction      | Wood, Fiber Cement                    |
| Foundation        | Concrete Perimeter                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 12           |
| Condo Fee      | \$478             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 9:02pm MDT